

AGENDA: September 24, 2002

4.13

CATEGORY: Consent

DEPT.: Public Works

TITLE: Final Map Approval—Tract No. 9377,
200–216 Evandale Avenue

RECOMMENDATION

Adopt A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 9377, ACCEPTING DEDICATIONS AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE.

FISCAL IMPACT

The subdivider paid \$113,798 in fees, including \$94,677 in park land dedication fees, and the proposed subdivision will increase the property tax revenues.

BACKGROUND AND ANALYSIS

On May 29, 2001, the City Council adopted Resolution No. 16602 conditionally approving the Planned Community Permit and Resolution No. 16603 conditionally approving a tentative map to subdivide the property located at 200–216 Evandale Avenue. The final map (Attachment 1) creates seven residential units and one common area. The disposition of the conditions of approval relating to the final map (Attachment 2) are as follows:

1. The final map was reviewed and is ready for approval and recordation. The subdivision guarantee, the County Tax Collector's letter regarding unpaid taxes or assessments and subdivision security were submitted to the City.
2. The final map was signed and notarized by the owners and engineer, and a copy is attached to this report.
3. The soils report was prepared by Wayne L. Ting & Associates and is referenced on the final map.
4. All subdivision fees were paid.
5. The required street easement for Evandale Avenue is dedicated on the final map.
6. The proposed public service easements shown on the map were approved by Pacific Bell, PG&E and AT&T.

7. All new and existing electrical, telephone and cable television services serving the subdivision will be placed underground.
8. Covenants, Conditions and Restrictions (CC&Rs) for the homeowners association must be approved prior to the building permit.
9. The CC&Rs include the provision stating that parking is prohibited within the common driveway, excluding approved guest parking stalls. The common driveway shall have "no parking" signs posted, and the sign locations shall be shown on the improvement plans.
10. The CC&Rs include a provision stating that the homeowners are responsible for bringing their garbage and recycling canisters to the curb along the public street on garbage collection day. The existing sidewalk will be widened to 8' in these areas.
11. The improvement plans for the project have been submitted and are approved. An improvement agreement was signed and submitted by the developer, together with the bond for the proposed public and common facilities and a certificate of insurance with endorsement naming the City as additional insured. Plan check and inspection fees have been paid.
12. The applicant submitted a letter stating that water and sewer services to 235 Fairchild Drive are not crossing the applicant's property. This was field-verified by the City.
13. The development will comply with relevant provisions of Chapter 28 of the City Code and with the City's design criteria for common green development in townhouse-type condominiums.
14. There are no retaining walls over 3' on this project.
15. A surface storm water release is provided for lots, driveways, alleys and private streets which will prevent the residential building from being flooded in the event the storm drainage system becomes blocked or obstructed. The improvement plans reflect this requirement.
16. Each residential lot has been designed to drain toward a private street, a common driveway or common areas. The drainage system has been designed so that the private drainage lines do not cross common property lines.
17. On-site water, sanitary sewer and storm drainage facilities will be privately maintained.

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18. Each unit has a separate water meter which is located on Evandale Avenue.
19. All unused water services are abandoned, and the required water service shows a 4" diameter service, as required by the City's standard provision.
20. The on-site water services are located in the common lot.
21. The map is consistent with a Planned-Unit Development Permit, Application No. 345-00-PCZA.

The developer has paid \$94,677 for park land dedication fees. The fees will be designated for a specific use as part of the annual park land designation process initiated by the Community Services Department.

PUBLIC NOTICING—Agenda posting.

Prepared by:

Approved by:

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Public Works Director

Kevin C. Duggan
City Manager

LS/9/CAM
911-09-24-02M^

Attachments: 1. Resolution
2. Final Map
3. Tentative Map Condition

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ZA, APWD—Ko, LDE, SAA—Topley, File Tract No. 9377, Chron